



General Services Administration

Worldwide Federal Supply Schedule Contract for:

Facilities Maintenance and Management Schedule 03FAC

Submitted By:

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General Services Administration

Federal Supply Service

Facilities Maintenance and Management Schedule 03FAC

Customer Information:

1a. Table of awarded special item number(s) with appropriate cross-reference to item descriptions and awarded prices:

811-002 - Complete Facilities Maintenance - Services related to the complete operations, maintenance and repair of military and government facilities. These services could include but are not limited to a combination of painting, pest control, grounds maintenance, landscaping, tree trimming, snow removal, elevator inspection and maintenance service, fire alarm maintenance and protection systems, locksmith services, collection and disposal of refuse, roofing repair, plumbing and pipefitting, electrical; including high/low voltage systems and utility service, Energy Management Control Services (EMCS), paving, telephone maintenance, janitorial/custodial, all mechanical, operations, maintenance and repair of building systems, heating/ventilation/Air Conditioning (HVAC). Also includes maintenance of facilities and systems to include instruments, carpentry, masonry, and refrigeration services; maintenance and repair of exterior electrical distribution system; operation and maintenance of HVAC; operation and maintenance of water distribution system; maintenance of the septic field and maintenance and repair of surface area; support training and consultation services; cemetery maintenance

811-005 Refrigeration, Heating, Ventilation and Air Conditioning HVAC maintenance - Services related to providing heating and ventilation services. Service could include, but are not limited to any combination of providing plant equipment, materials, tools, transportation, supervision, and labor to perform all repairs, periodic preventative maintenance (PPM) and emergency service work calls to ensure continual operations of refrigeration, heating, ventilation, and air conditions systems.

1c. Labor Descriptions and Qualifications

Principal

Directs and manages the day-to-day operations of the division. Takes direct responsibility for formulating and enforcing company policies and strives to achieve overall project objectives. Ensures profitable growth while maintaining company integrity.

Education/Experience: Bachelor's degree (B.A. or B.S.) in engineering, construction management, or business/management from a four-year college or university and 15 to 20

years related experience and/or training, or equivalent combination of education and experience.

Principal Engineer

Performs role of design build/design assist engineering “business partner” with Principal and division executive team to deliver results and achieve business plan goals. Responsible for all engineering design performed within the division and for all drawings produced by the division engineering department.

Education/Experience: Bachelor's degree (B. S.) in mechanical engineering from four-year college or university and 15 to 20 years related experience and/or training, or equivalent combination of education and experience.

Senior Design Engineer

Performs HVAC systems design and document productions. Responsible for the design of small projects and large projects. Mentors a junior staff of design engineers.

Education/Experience: Bachelor's degree (B. S.) in mechanical engineering from four-year college or university, or 7 to 20 years related experience and/or training, or equivalent combination of education and experience.

Design Engineer

Performs HVAC systems design and document productions. Responsible for the design of individual small projects and to assist with the design of larger projects.

Education/Experience: Bachelor's degree (B. S.) in mechanical engineering from four-year college or university, or 5 to 10 years related experience and/or training; or equivalent combination of education and experience.

Detailing Manager

Manages the production of detailed coordination drawings for all aspects of mechanical installations and supervises drafting teams required for large commercial projects. Manages detailing departments consisting of twenty or more employees.

Education/Experience: Minimum high school diploma. One-year certificate from college or technical school, or six months to 1 year related training; or equivalent combination of education and experience. Must have 5 years proven management experience.

Detailer

Responsible for the coordination of drawings between engineering and field staff, architects, and subcontractors. Details information that can be retrieved and understood by colleagues. Responsible for the proper fit of materials detailed.

Education/Experience: Minimum high school diploma. One-year certificate from college or technical school, six months to 1 year related experience and/or training, or equivalent combination of education and experience.

Network Administrator

Manages the information systems infrastructure of the company including hardware, software, and network. Administers the Windows NT file servers, and Exchange mail server. Administration includes adding/deleting of new users, maintaining proper security access for all users, and working with the current system configuration.

Education/Experience: Minimum High School Diploma and at least three years experience providing network administration or help desk support for a Windows NT network environment.

CAD Administrator

Responsible for the engineering CAD system and its continual operation and upgrade to maintain our competitive position. Trains other CAD users in the use of the system.

Education/Experience: Minimum two year technical degree and 5 years experience in HVAC CAD operation.

Pre-Construction Manager

Responsible for the design and construction of mechanical systems for new and existing projects. Specific responsibilities include estimating, bidding, purchasing materials and equipment and negotiating new projects for the division.

Education/Experience: Bachelor's degree (B.A.) in engineering, construction management, or business/management from a four-year college or university and 10 to 15 years related experience and/or training, or equivalent combination of education and experience.

Operations Manager

Responsible to the Principal for scope, budget, and schedule control of entire project management staff. Demonstrates the capacity and assumes entire role of managing projects and performs them satisfactorily with little to no supervision. Leads, delegates, facilitates and manages the work performed by the accounting, administration, engineering, construction and commissioning departments.

Education/Experience: Bachelor's Degree (B.S. or B.A.) in engineering or construction (or equivalent work experience) and masters in business administration (or equivalent work experience). Minimum of 10 years experience working with design, estimating, and management of HVAC systems.

Construction Manager

Responsible for supplying the appropriate manpower to all division jobsites and ensures the appropriate quality for construction installation. Responsible for being the liaison between the Unions and the Company. Works closely with the division Operations Manager to develop plans and forecast project manpower related productivity.

Education/Experience: Minimum of 10 years in trade management and a minimum of 3 years of managing projects. Successful completion of industry specific education.

Project Executive

Serves as the main point of contact and responsible party for all aspects of a construction project of large scale which includes but is not limited to leading project team, field activities and satisfying client requests.

Education/Experience: Bachelor's degree (B.S. or B. A.) in engineering or construction management from a four-year college or university and 10 to 20 years related experience and/or training, or equivalent combination of education and experience.

Senior Project Manager

Assists in the development of new projects, manages projects from contract execution to project closeout and creates customers for life. Mentors Project Engineers and Project Managers to bring their skills to new levels.

Education/Experience: Bachelor's degree (B.S. or B.A.) in engineering or construction management from a four-year college or university and 3 to 5 years related experience and/or training, or equivalent combination of education and experience.

Project Manager

Manages subordinate Project Engineers and Project Team staff. Is responsible for the overall direction, coordination, and evaluation of a project. Serves as the main point of contact and responsible party for all aspects of a construction project which includes but is not limited to supporting project team, field activities and satisfying client requests. Also serves as the single point of accountability for the delivery of a project including design, scope, cost & schedule.

Education/Experience: Bachelor's degree (B. A.) from four-year College or university and one to two years related experience and/or training, or equivalent combination of education and experience.

Project Superintendent

Schedules, coordinates and supervises all tradesperson activities on a particular project. May involve supervising one or more trade groups working in a particular construction discipline. This person is the first line supervisor of the construction trade workers aside from the construction manager who manages the project superintendent's activities.

Education/Experience: High School Diploma, OSHA knowledge, at least 10 years applicable experience, and Journey Certification.

Project Engineer

Works with Project Managers to assist him/her in the management of projects assigned. Responsible to assist in the following project activities: Customer relations, document control, change orders and billings, financial projections and cost accounting, labor tracking, vendor and subcontractor control.

Education/Experience: Bachelor's degree (B. A.) from four-year college or university; or 1 to 2 years related experience and/or training; or equivalent combination of education and experience.

Project Administrator

Supports construction Project Management and Engineers with administrative duties and promotes a teamwork environment within the office.

Education/Experience: High school diploma or general education degree (GED); or 1 to 3 years related experience and/or training; or equivalent combination of education and experience.

Safety Coordinator

Assists the Safety Director in enforcing and regulating all safety procedures. Assists in implementing and distributing weekly safety tailgate meetings, maintains record of signed safety tailgate meetings, implements the corporate safety award program, distributes certification cards for various industrial equipment training, maintains record of industrial equipment training, reports and manages all company vehicle claims, and assists in reporting workers compensation claims. Supervises all field trade departments with subordinate supervisors being field Foremen.

Education/Experience: Bachelor's degree (B. A.) from four-year college or university, one to two years related experience and/or training, or equivalent combination of education and experience. OSHA Certified.

Service General Manager

Serves as the leader of the Service Department who recruits, hires, and manages all service personnel. Manages and maintains customer base and provides sales support team in new business development efforts. Works with Operations Manager to manage field, operations teams and receivables. Works with Division Leader and construction team on the continual development of construction and service business.

Education/Experience: Bachelor's degree (B. A.) in Business Management from four-year college or university, proven experience and/or training in comparable position, or equivalent combination of education and experience.

Account Manager

Generates qualified construction and service opportunities with prospective customers. Spends time with prospective customers in order to generate and close sales in both project and service areas and communicates internal bid coordination.

Education/Experience: Bachelor's degree (B.A.) from four-year college or university, 2 to 3 years related experience and/or training, or equivalent combination of education and experience.

Estimator

Assists in the preparation of accurate, competitive bids by utilizing the latest state-of-the-art equipment. Maintains good relationships with vendors and working knowledge of vendor system. Accurately estimates projects at all levels of difficulty and possesses the ability to flag potential problem areas on a job.

Education/Experience: Minimum of Associate's degree (A. A.) or equivalent from two-year college or technical school, two to four years related experience and/or training, or equivalent combination of education and experience.

Administrative Assistant

Serves as division administrative support including the management team and project staff. Daily tasks include but are not limited to: Oversees printers, fax machines and supplies for department, prepare presentation materials, assist department employees in Excel, Word, Outlook questions, archiving drawings, research data and documents, and makes travel arrangements as needed.

Education/Experience: Bachelor's degree (B. A.) from four-year college or university, one to two years related experience and/or training, or equivalent combination of education and experience.

Commissioning Manager

Responsible for managing the Start-up and Testing and Balancing Department. Performs duties related to commissioning new HVAC systems including controls, hydronic and air balance.

Education/Experience: Bachelor's degree (B. A.) from four-year College or university and 5 to 10 years related experience and/or training or equivalent combination of education and experience.

HVAC Service Tech

Installs and maintains large and small refrigeration and air conditioning systems and piping. Must have experience in operation and maintenance of HVAC systems that serve uninterruptible building operations. Must be proficient in diagnosing and troubleshooting HVAC systems and recommending the most economical and least impact overhaul and repair scheme.

Education/Experience: High School Diploma and at least five years experience as a journeyman HVAC service technician.

Foreman

Supervises and oversees the direct daily activities involving the installation, operation, maintenance, and repair of facilities, institutional, equipment and systems. This may include, but is not limited to high and low pressure steam plant boilers, air handling units, pumps, heat exchangers, cooling towers, plumbing, etc.

Education/Experience: High School Diploma, OSHA knowledge, at least six years applicable experience, and Journey Certification.

Pipefitting Mechanic

Installs, repairs, maintains, and troubleshoots pipes and equipment used for the distribution of high, medium, and low pressure steam, chilled water, domestic water, air, gas and vacuum. Installs piping and support systems in accordance with construction drawings, specifications, and maintenance requirements. Refers to code standards when determining the type and quantity of material to install. Repairs or replaces pipes, valves, traps, rings, and gaskets. Packs and maintains expansion joints, valves, and steam traps and repairs air conditioning and refrigeration coils.

Education/Experience: High School Diploma and at least four years working as a journeyman and must be journey certified.

Sheetmetal Mechanic

Designs, fabricates, assembles, installs, and repairs the sheet metal products required for projects including but not limited to black and galvanized steel, copper, brass, nickel, stainless steel, and aluminum. Responsibilities include: install and repair sheet metal products and ensure installations conform to specifications and building codes. Supply, install, service and repair air handling equipment, furnaces, fans and air terminal devices. Uses laser or plasma cutting equipment, numerically-controlled or computerized equipment, hand and power shears and snips and light metal-working equipment to cut, drill or punch, bend and shape sheet metal, etc.

Education/Experience: High School Diploma and at least four years working as a journeyperson and must be journey certified.

Plumber

Assembles and installs pipelines or pipe systems that carry water, steam, air, or other liquids or gases. Responsible for the layout and identification of existing systems for demolition and tie-ins for new plumbing utilities. Performs minor design and major installation of above and below ground potable water systems, above ground sanitary storm and waste systems, pumps and water treatment systems, fixtures (sinks, toilets, eyewash stations, etc.) as well as process piping, gas piping and equipment related to the above.

Education/Experience: High School Diploma and at least six years working as a journeyperson and must be journey certified.

Apprentice

This individual is training to become a certified tradesperson and supports the activities of a particular trade on a project. This training must be through an accredited vocational school or union apprenticeship program and also be mentored by a journeyperson. Their responsibility is to assist a journeyperson in direct relation to their trade work.

Education/Experience: High School Diploma with good oral and writing skills.

General Laborer

Performs tasks involving physical labor directly related to project specific needs. May clean and prepare sites for construction. Duties include using, supplying or holding materials or tools, and cleaning work area and equipment. May assist with many other duties as assigned.

Education/Experience: Ability to perform tasks efficiently and satisfactorily.

| Position | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|-------------------------|---------------|---------------|---------------|---------------|---------------|
| Principal | \$ 126.96 | \$ 132.67 | \$ 138.64 | \$ 144.88 | \$ 151.40 |
| Principal Engineer | \$ 114.86 | \$ 120.03 | \$ 125.43 | \$ 131.08 | \$ 136.98 |
| Sr. Design Engineer | \$ 108.82 | \$ 113.72 | \$ 118.83 | \$ 124.18 | \$ 129.77 |
| Design Engineer | \$ 84.64 | \$ 88.45 | \$ 92.43 | \$ 96.58 | \$ 100.93 |
| Detailing Manager | \$ 90.68 | \$ 94.76 | \$ 99.03 | \$ 103.48 | \$ 108.14 |
| Detailer | \$ 72.55 | \$ 75.81 | \$ 79.22 | \$ 82.79 | \$ 86.51 |
| Network Administrator | \$ 78.59 | \$ 82.13 | \$ 85.82 | \$ 89.69 | \$ 93.72 |
| CAD Administrator | \$ 60.46 | \$ 63.18 | \$ 66.02 | \$ 68.99 | \$ 72.09 |
| Preconstruction Manager | \$ 114.86 | \$ 120.03 | \$ 125.43 | \$ 131.08 | \$ 136.98 |
| Operations Manager | \$ 114.86 | \$ 120.03 | \$ 125.43 | \$ 131.08 | \$ 136.98 |
| Construction Manager | \$ 114.86 | \$ 120.03 | \$ 125.43 | \$ 131.08 | \$ 136.98 |
| Project Executive | \$ 114.86 | \$ 120.03 | \$ 125.43 | \$ 131.08 | \$ 136.98 |
| Sr. Project Manager | \$ 90.68 | \$ 94.76 | \$ 99.03 | \$ 103.48 | \$ 108.14 |
| Project Manager | \$ 84.64 | \$ 88.45 | \$ 92.43 | \$ 96.58 | \$ 100.93 |

Project Superintendent \$ 114.86 \$ 120.03 \$ 125.43 \$ 131.08 \$ 136.98

Project Engineer \$ 60.46 \$ 63.18 \$ 66.02 \$ 68.99 \$ 72.09

Project Administrator \$ 48.36 \$ 50.54 \$ 52.81 \$ 55.19 \$ 57.67

Superintendent \$ 90.68 \$ 94.76 \$ 99.03 \$ 103.48 \$ 108.14

Safety Coordinator \$ 60.46 \$ 63.18 \$ 66.02 \$ 68.99 \$ 72.09

Service General Manager \$ 114.86 \$ 120.03 \$ 125.43 \$ 131.08 \$ 136.98

Account Manager \$ 90.68 \$ 94.76 \$ 99.03 \$ 103.48 \$ 108.14

Estimator \$ 84.64 \$ 88.45 \$ 92.43 \$ 96.58 \$ 100.93

Administrative Assistant \$ 48.36 \$ 50.54 \$ 52.81 \$ 55.19 \$ 57.67

Commissioning Manager \$ 90.68 \$ 94.76 \$ 99.03 \$ 103.48 \$ 108.14

| Labor Category | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|-----------------------|---------------|---------------|---------------|---------------|---------------|
|-----------------------|---------------|---------------|---------------|---------------|---------------|

HVAC Service Tech \$ 91.77 \$ 95.90 \$ 100.22 \$ 104.73 \$ 109.44

Foreman \$ 85.79 \$ 89.65 \$ 93.69 \$ 97.90 \$ 102.31

Pipefitting Mechanic \$ 69.45 \$ 72.58 \$ 75.84 \$ 79.25 \$ 82.82

Sheetmetal Mechanic \$ 65.27 \$ 68.20 \$ 71.27 \$ 74.48 \$ 77.83

| | | | | | | | | | | |
|---------|----|-------|----|-------|----|-------|----|-------|----|-------|
| Plumber | \$ | 69.45 | \$ | 72.58 | \$ | 75.84 | \$ | 79.25 | \$ | 82.82 |
|---------|----|-------|----|-------|----|-------|----|-------|----|-------|

| | | | | | | | | | | |
|------------|----|-------|----|-------|----|-------|----|-------|----|-------|
| Apprentice | \$ | 52.47 | \$ | 54.84 | \$ | 57.30 | \$ | 59.88 | \$ | 62.58 |
|------------|----|-------|----|-------|----|-------|----|-------|----|-------|

| | | | | | | | | | | |
|-----------------|----|-------|----|-------|----|-------|----|-------|----|-------|
| General Laborer | \$ | 44.60 | \$ | 46.61 | \$ | 48.71 | \$ | 50.90 | \$ | 53.19 |
|-----------------|----|-------|----|-------|----|-------|----|-------|----|-------|

*Rates are per hour regular time

2. Maximum order: \$750,000*

*If the best value selection places your order over the Maximum Order, identified in this catalog/price list, you have an opportunity to obtain a better schedule contract price. Before placing your order, contact the aforementioned contractor for a better price. The contractor may (1) offer a new price for this requirement (2) offer the lowest price available under this contract or (3) decline the order. A delivery order that exceeds the maximum order may be placed under the Schedule contract in accordance with FAR 8.404.

3. Minimum Order: \$200

4. Geographic coverage (delivery area): The 48 contiguous United States, District of Columbia, and Hawaii

5. Points of production: Various

6. Discount from list prices or statement of net price: Prices offered herein are discounted.

7. Quantity discounts: \$2,000,000-\$5,000,000 0.5%

\$5,000,001-\$20,000,000 1.0%

>\$20,000,001 1.5%

8. Prompt payment terms: Check and EFT 1% net 10, orders over \$5000

9a. Government purchase cards are accepted at or below the micro-purchase threshold.

9b. Government purchase cards are accepted above the micro purchase threshold.

10. Foreign items: Not applicable

11a. Time of Delivery: Negotiated at the task order level

11b. Expedited Delivery: Negotiated at the task order level

11c. Overnight and 2-Day Delivery: Negotiated at the task order level

12. FOB Point (s): Destination

13a. Ordering Address (es)

Adelle Marie Copeland
22960 Shaw Rd Suite 800
Sterling, VA 20166
703.834.5570
703.834.5572 Fax

acopeland@southlandind.com

13b. Ordering procedures: For supplies and services, the ordering procedures, information on Blanket Purchase Agreements (BPA's), and a sample BPA can be found at the GSA/FSS Schedule homepage (fss.gsa.gov/schedules).

14. Payment Address (es): As directed on Invoice

15. Warranty Provision: Standard Commercial Warranty

16. Exporting packing charges, if applicable: Not Applicable

17. Terms and Conditions of Government purchase card acceptance (any thresholds above the micro-purchase level)

18. Terms and conditions of rental, maintenance, and repair: Not applicable

19. Terms and condition of installation: Not applicable

20. Terms and conditions of repair parts indicating date of parts price list and any discounts from the list prices: Not applicable

20a. Terms and conditions for any other services: Negotiated

21. List of service and distribution points: Coordination will occur through the ordering address in item 13a.

22. List of participating dealers: Not applicable

23. Preventive maintenance: As per task order

24. Special attributes such as environmental attributes (e.g. recycled content, energy efficiency, and/or reduced pollutants): Not applicable

25. Data Universal Number System (DUNS) number: 020654351

26. Notification regarding registration in Central Contractor Registration (CCR) database: Cage Code 3LAE1